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Sir G. Grey.

FREEHOLD TENURE ACQUISITION.

ANALYSIS.

<p>Title.</p> <p>1. Short Title.</p> <p>2. Amended conditions of occupation of lands.</p>	<p>Permanent rental fixed. Freehold tenure may be secured. Occupation reduced to years. Subletting and subdividing permitted.</p>
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A BILL INTITULED

AN ACT to amend the Conditions on which Lands are held in certain Settlements which have been recently established. Title.

BE IT ENACTED by the General Assembly of New Zealand in Parliament assembled, and by the authority of the same, as follows:—

1. The Short Title of this Act is "The Freehold Tenure Acquisition Act." Short Title.

2. Whereas various regulations were made by His Excellency the Governor on the sixth day of May, one thousand eight hundred and eighty-six, the second day of June, one thousand eight hundred and eighty-six, and the first day of September, one thousand eight hundred and eighty-six, for the formation of farm homestead special settlements on perpetual lease, village special settlements on perpetual lease, and village homestead special settlements on perpetual lease: Amended conditions of occupation of lands.

15 And whereas it is enacted by the said regulations that, in some cases, the lands therein described shall be held on perpetual lease for the first term of thirty years at an annual rental of five per centum, together with five per centum on all such sums as may be advanced in terms

20 of the said regulations, and that after the expiration of the first term of thirty years the said lands shall be held for subsequent terms of twenty-one years each, and that renewals of lease for each such terms of twenty-one years shall be subject to the provisions of sections one hundred and fifty-one to one hundred and fifty-five of Part IV. of "The Land Act, 1885:" And whereas the renewals of lease

25 subject to such terms might give rise to continued increase of the rental of such lands from time to time until it became grievous: And whereas "The Land Act, 1885," enacts, in case of village settlements, that the rental to be paid in respect of any allotment in a village settlement shall be a sum equivalent to five per centum on the upset

30 purchasing price thereof:

Permanent rental
fixed.

Be it enacted that, from and after the passing of this Act, whatever the rental may be which is payable on any lands held under the above regulations, such rental shall be a perpetual fixed annual rental for ever of five per centum on the capital value of the land, together with five per centum on such sums as may have been or may be advanced in terms of any of the clauses of the said regulations; and that such rental shall not be subject to any increase from time to time. 5

And whereas by the said regulations it is enacted that no selector of lands under the terms of the said regulations shall have the right of acquiring the freehold thereof: and whereas this condition is at variance with the terms on which large blocks of public lands are now being granted to other persons, and is otherwise hard to bear: 10

Freehold tenure
may be secured.

Be it enacted that any selector who may have occupied for years any land selected under the aforesaid regulations, may, after fulfilment of the conditions imposed by such regulations, as amended or varied by this Act, and after the payment of the capital value of the land he holds, and of all such sums as may have been advanced in the terms of the said regulations, together with any interest due thereon, demand and receive a grant in freehold of such lands. 15 20

And whereas, by the said regulations, unusual terms of occupation are imposed upon the holders or selectors of small sections of such lands, whilst at the same time vast grants of land in freehold are being granted to other persons, who are not required to occupy such lands, or to reside in New Zealand: 25

Occupation reduced
to years.

Be it enacted that in all cases where, under the said regulations, the occupation of any lands by the selectors is required, such condition of occupation shall be held to have been fully complied with, and to have no further force or effect if the selector or holder shall show that he has occupied the said lands in the manner prescribed by the regulations for the space of years. 30

And whereas, by the said regulations, it is enacted that no selectors thereunder shall subdivide or sublet their holdings:

Subletting and
subdividing
permitted.

Be it enacted that, after years' residence on such holdings, it shall be lawful for any such selectors to sublet or subdivide their holdings. 40